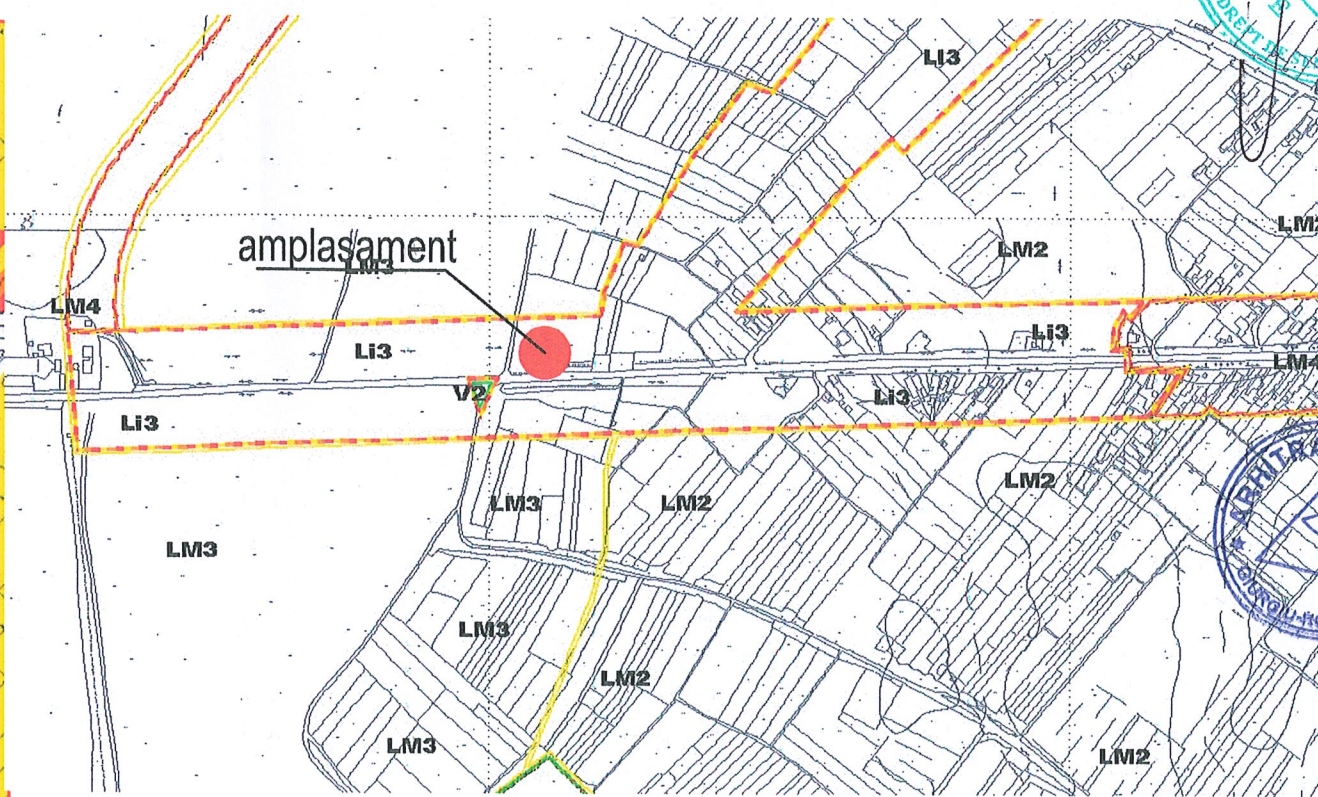
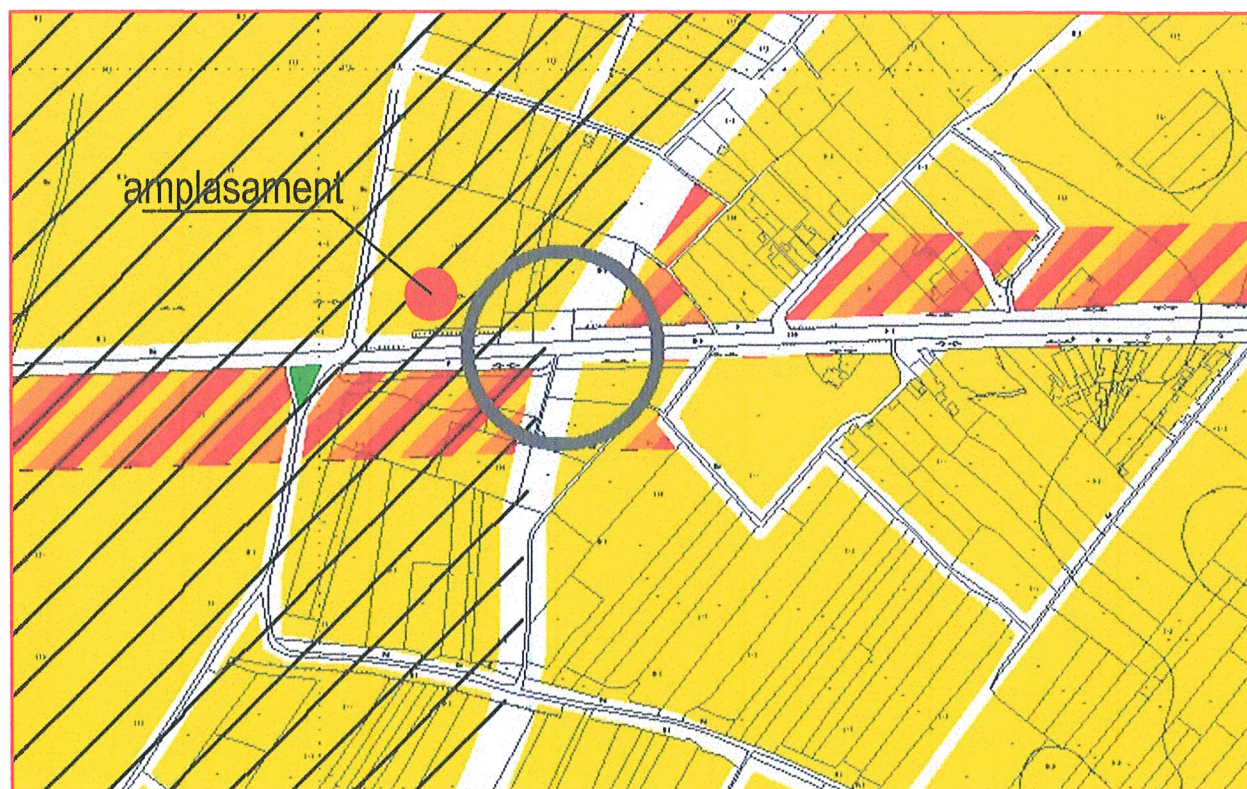


PLAN DE INCADRARE IN PUG



BENEFICIAR:

STEFAN MARIUS FICLEANU
 str. Caramidarii Vechi, nr. 29
 mun. Giurgiu, jud. Giurgiu.

PROIECTANT GENERAL:

ARHITRAD 474 SRL
 Str. Petre Ghelmez, Bl.113, Parter
 Mun. Giurgiu, Jud. Giurgiu.
 Arh.urb. Sofian Niculescu.
 Arh.urb. Tiberiu Ribigan

TITLU :

PLAN URBANISTIC DE ZONA
"CONSTRUIRE SPATIU
SERVICII RECREATIVE"
SCARA 1:2000

Sos Alexandriei, nr. 152A, CF 44394
 mun. Giurgiu, Jud. Giurgiu.

Plansa Nr: _1_ PR NR _11/2023_
PLAN DE INCADRARE

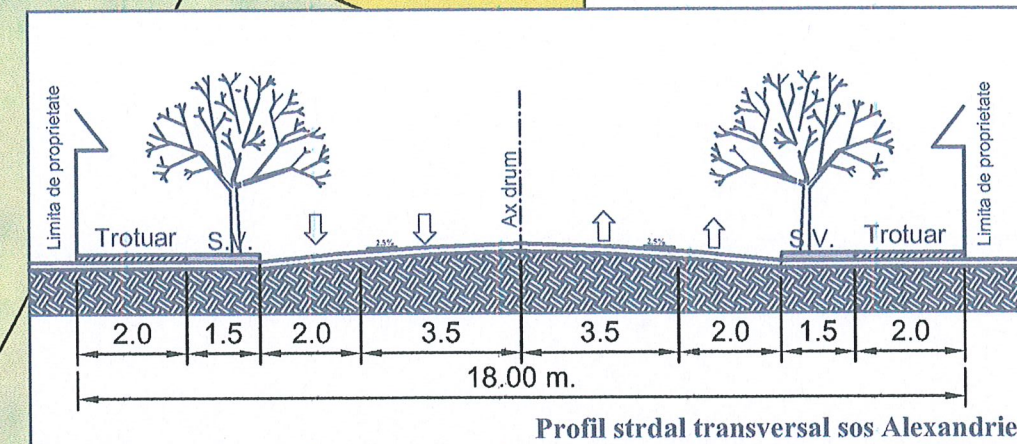
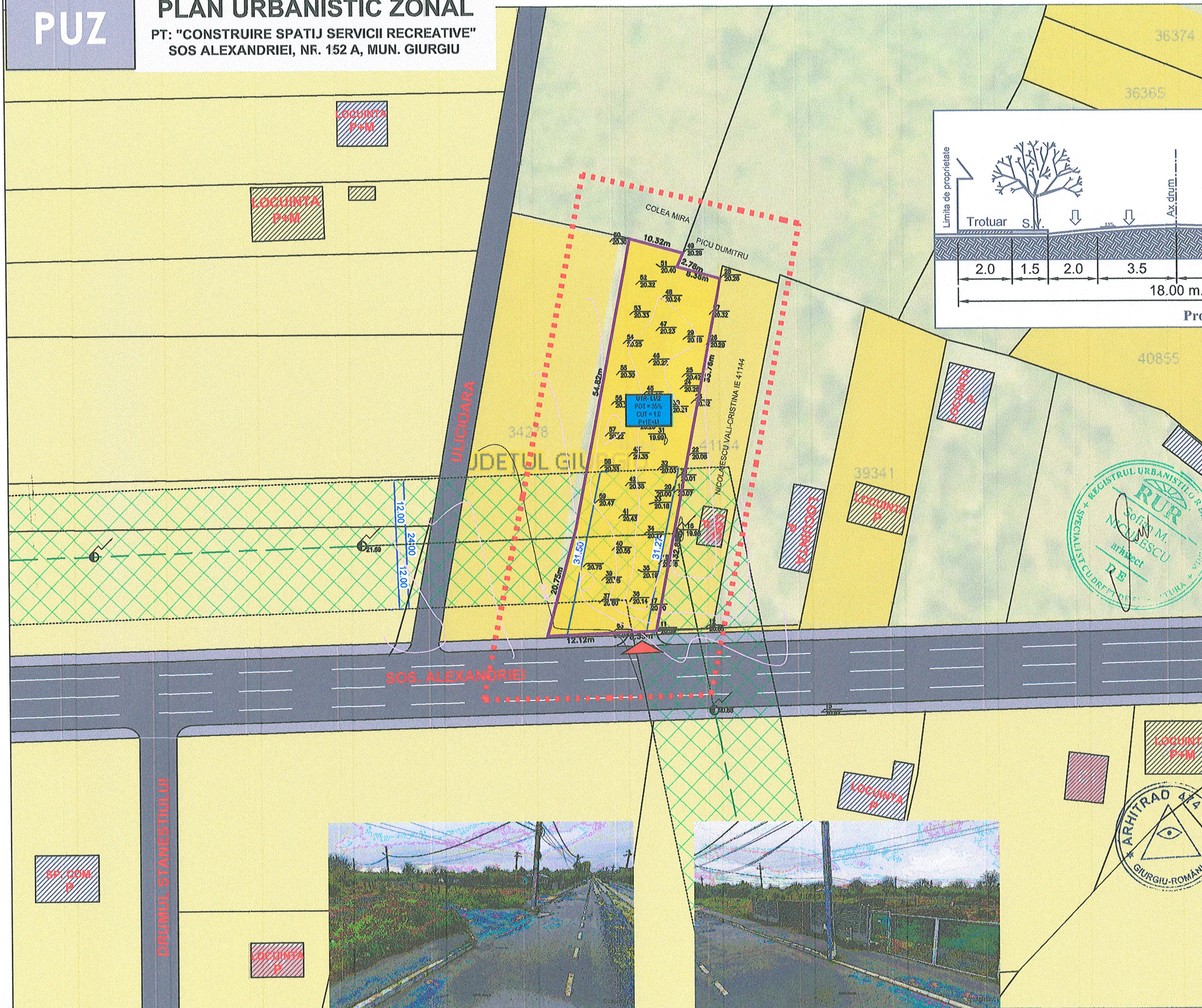
PUZ

PLAN URBANISTIC ZONAL

PT: "CONSTRUIRE SPATIU SERVICII RECREATIVE"
SOS ALEXANDRIEI, NR. 152 A, MUN. GIURGIU

SITUATIA EXISTENTA

SCARA 1 : 500



LEGENDA:

- LIMITA ZONEI STUDIATE
- LIMITA PROPRIETARE CF 44394
- TEREN STUDIAT 1307 MP SUBZONA LM 2

BENEFICIAR:

STEFAN MARIUS FICLEANU
str. Caramidarii Vechi, nr. 29
mun. Giurgiu, jud. Giurgiu.

PROIECTANT GENERAL:

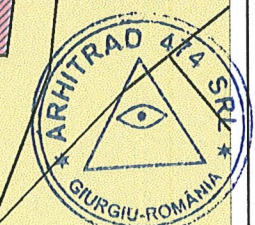
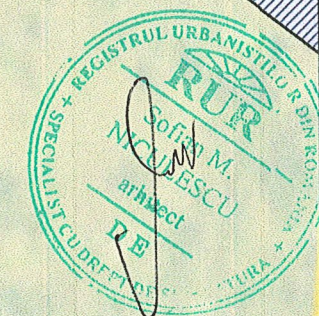
ARHITRAD 474 SRL
Str. Petre Ghelmez, Bl.113, Parter
Mun. Giurgiu, Jud. Giurgiu.
Arh.urb. Sofian Niculescu.
Arh.urb. Tiberiu Ribigan

TITLU :

PLAN URBANISTIC DE ZONA
"CONSTRUIRE SPATIU
SERVICII RECREATIVE"
SCARA 1:500

Sos Alexandriei, nr. 152A, CF 44394
mun. Giurgiu, Jud. Giurgiu.

Plansa Nr: 2 PR NR 11/2023
SITUATIA EXISTENTA



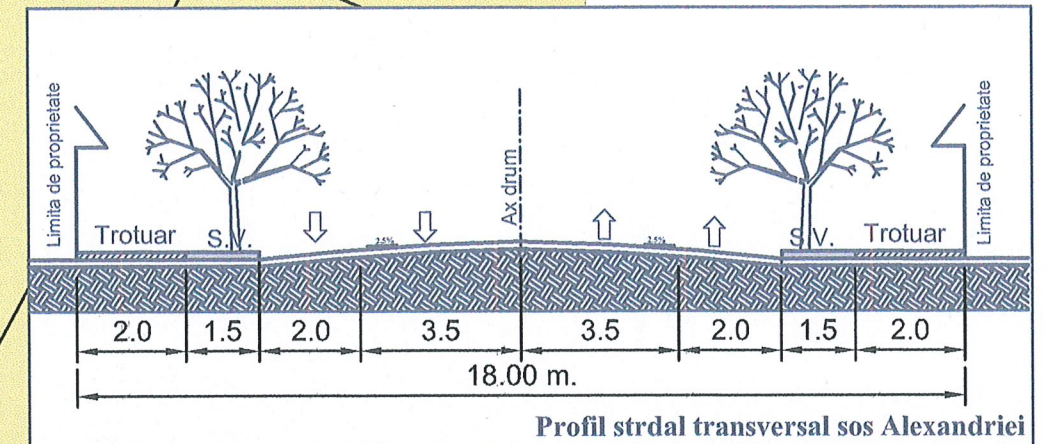
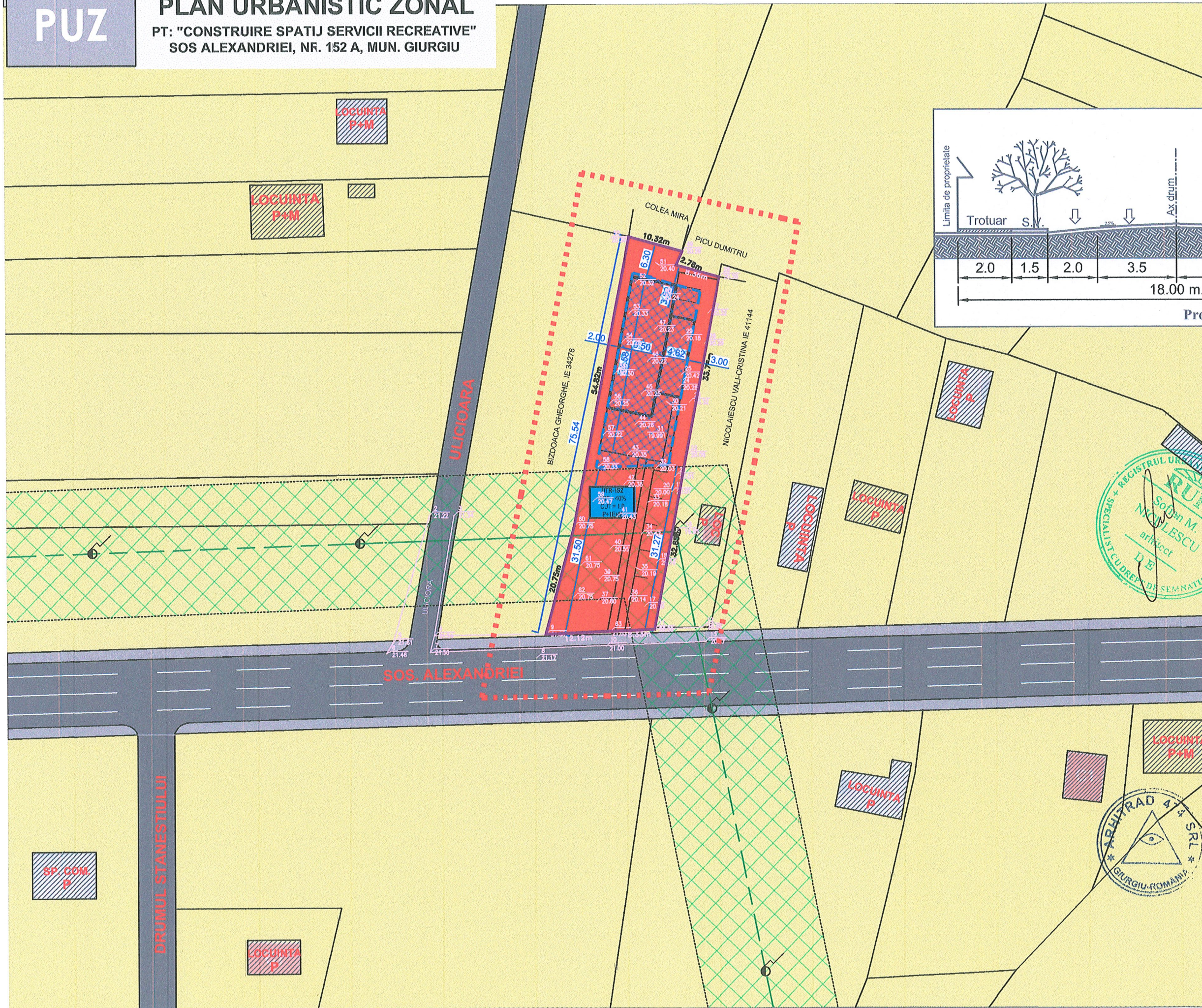
PUZ

PLAN URBANISTIC ZONAL

PT: "CONSTRUIRE SPATII SERVICII RECREATIVE"
SOS ALEXANDRIEI, NR. 152 A, MUN. GIURGIU

REGLEMENTARI URBANISTICE

SCARA 1 : 500



BILANT TERITORIAL NR. CAD. 44394

- Supr. teren prop. = 1307,00mp
- Supr. edificabil = 537,00mp
- Supr. const. exist. = 0,00 mp.
- Supr. const. prop. = 211+66+108=385.00 mp.
- Supr. const. desf. = 211+66+108=385.00 mp.
- Circulatii = 350,00 mp
- Spatii verzi = 575,20 mp
- P.O.T. (edificabil) = 40.00%
- C.U.T. (edificabil) = 1
- P.O.T. (propus) = 29.45%
- C.U.T. (propus) = 0.29

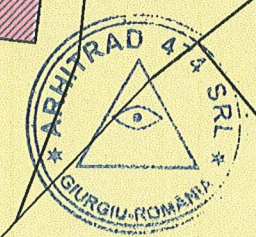
LEGENDA:

- LIMITA ZONEI STUDIATE
- LIMITA PROPRIETATE LOT
- LIMITA EDIFICABIL
- LINIE LEA CU ZONA DE PROTECTIE
- LIMITA PARCELE
- IS - SUBZONA COMERT SERVICII
- ACCES CAROSABIL/ PIETONAL

BENEFICIAR:
STEFAN MARIUS FICLEANU
 str. Caramidarii Vechi, nr. 29
 mun. Giurgiu, jud. Giurgiu.

PROIECTANT GENERAL:
ARHITRAD 474 SRL
 Str. Petre Ghelmez, Bl.113, Parter
 Mun. Giurgiu, Jud. Giurgiu.
 Arh.urb. Sofian Niculescu.
 Arh.urb. Tiberiu Ribigan

TITLU :
PLAN URBANISTIC DE ZONA
"CONSTRUIRE SPATIU
SERVICII RECREATIVE"
SCARA 1:500
 Sos Alexandriei, nr. 152A, CF 44394
 mun. Giurgiu, Jud. Giurgiu.
 Plansa Nr: _3_ PR NR_11/2023
 REGLEMENTARI URBANISTICE



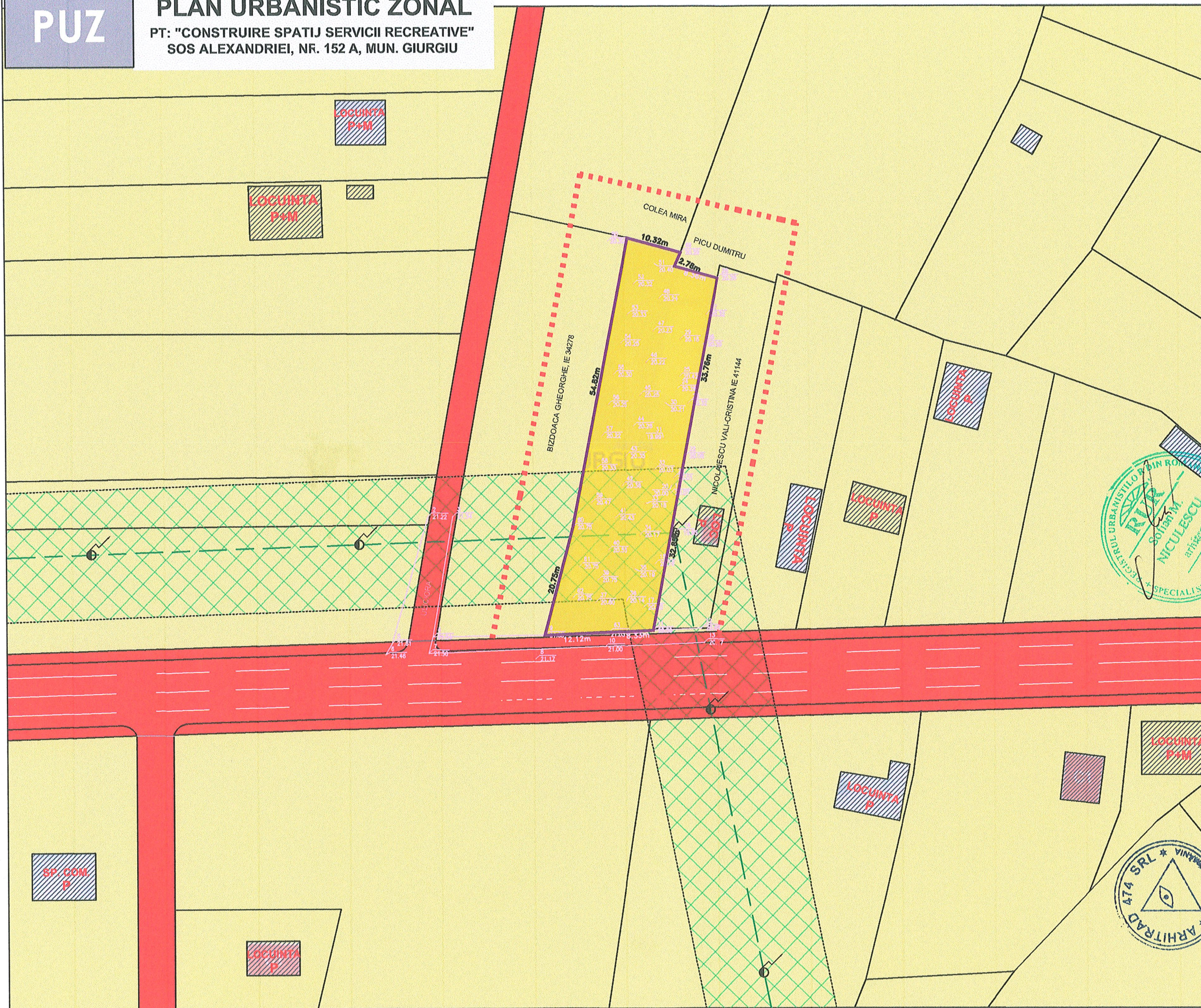
PUZ

PLAN URBANISTIC ZONAL

PT: "CONSTRUIRE SPATII SERVICII RECREATIVE"
SOS ALEXANDRIEI, NR. 152 A, MUN. GIURGIU

SITUATIA JURIDICA

SCARA 1 : 500



LEGENDA:

- LIMITA ZONEI STUDIATE
- LIMITA PROPRIETATE LOT
- teren proprietate privata
- teren domeni public:
- Zona non edificandi
protectie lea

BENEFICIAR:

STEFAN MARIUS FICLEANU
str. Caramidarii Vechi, nr. 29
mun. Giurgiu, jud. Giurgiu.

PROIECTANT GENERAL:

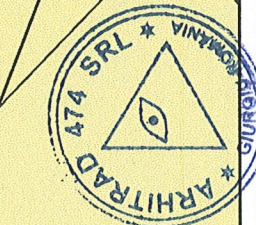
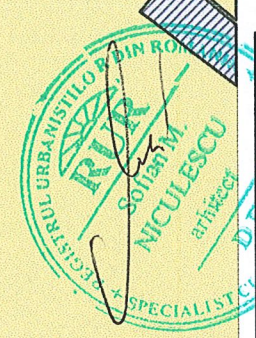
ARHITRAD 474 SRL
Str. Petre Ghelmez, Bl.113, Parter
Mun. Giurgiu, Jud. Giurgiu.
Arh.urb. Sofian Niculescu.
Arh.urb. Tiberiu Ribigan

TITLU:

PLAN URBANISTIC DE ZONA
"CONSTRUIRE SPATIU
SERVICII RECREATIVE"
SCARA 1:500

Sos Alexandriei, nr. 152A, CF 44394
mun. Giurgiu, Jud. Giurgiu.

Plansa Nr: _4_ PR NR _11/2023_
SITUATIA JURIDICA



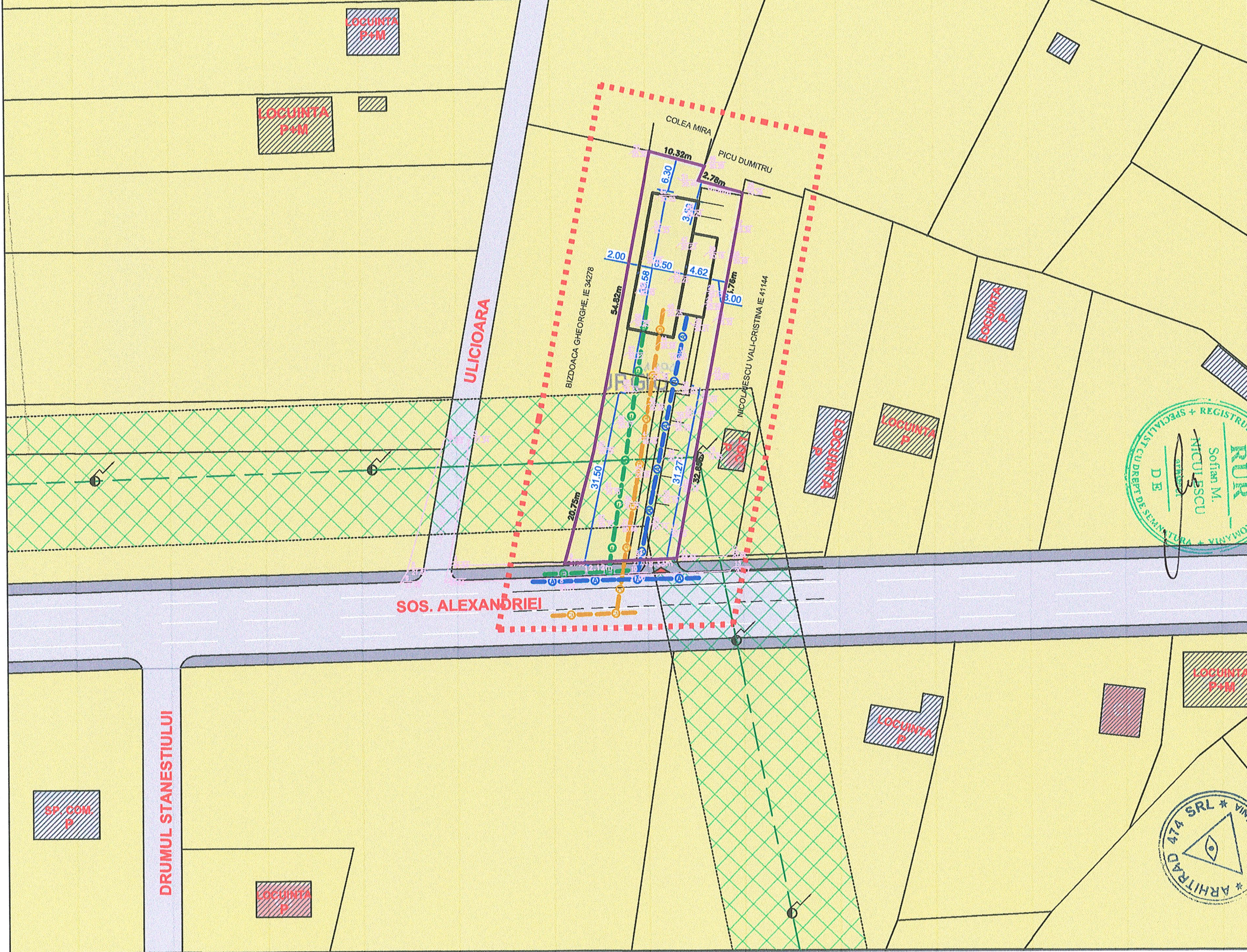
PUZ

PLAN URBANISTIC ZONAL

PT: "CONSTRUIRE SPATIJ SERVICII RECREATIVE"
SOS ALEXANDRIEI, NR. 152 A, MUN. GIURGIU

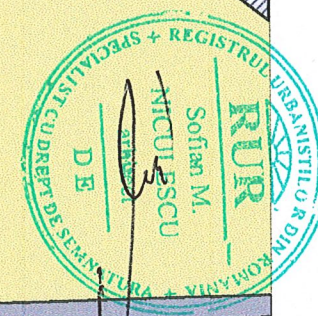
REGLEMENTARI EDILITARE

SCARA 1 : 500



LEGENDA:

- LIMITA ZONEI STUDIATE
 - LIMITA PROPRIETATE LOT
 - LIMITA ALINIAMENT/ BANDA
 - LIMITA EDIFICABIL
 - LIMITA PARCELE
- REȚELE EDILITARE :**
- REȚEA ELECTRICĂ
 - REȚEA APĂ POTABILĂ
 - REȚEA CANALIZARE MENAJERĂ



BENEFICIAR:

STEFAN MARIUS FICLEANU
str. Caramidarii Vechi, nr. 29
mun. Giurgiu, jud. Giurgiu.

PROIECTANT GENERAL:

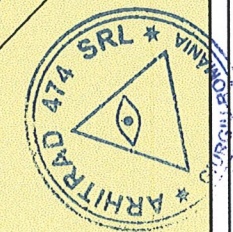
ARHITRAD 474 SRL
Str. Petre Ghelemz, Bl.113, Parter
Mun. Giurgiu, Jud. Giurgiu.
Arh.urb. Sofian Niculescu.
Arh.urb. Tiberiu Ribigan

TITLU :

PLAN URBANISTIC DE ZONA
"CONSTRUIRE SPATIU
SERVICII RECREATIVE"
SCARA 1:500

Sos Alexandriei, nr. 152A, CF 44394
mun. Giurgiu, Jud. Giurgiu.

Plansa Nr: 5 PR NR 11/2023
REGLEMENTARI EDILITARE



PUZ

PLAN URBANISTIC ZONAL

PT: "CONSTRUIRE SPATII SERVICII RECREATIVE"
SOS ALEXANDRIEI, NR. 152 A, MUN. GIURGIU

MOBILARE URBANA

SCARA 1 : 500



BILANT TERITORIAL NR.CAD. 44394

- Supr. teren prop. = 1307,00mp
- Supr. edificabil = 537,00mp
- Supr. constr. exist. = 0,00 mp.
- Supr. const. prop. = 211+66+108=385.00 mp.
- Supr. const. desf. = 211+66+108=385.00 mp.
- Circulatii = 350,00 mp
- Spatii verzi = 575,20 mp
- P.O.T. (edificabil) = 40.00%
- C.U.T. (edificabil) = 1
- P.O.T. (propus) = 29.45%
- C.U.T. (propus) = 0.29

LEGENDA:

- LIMITA ZONEI STUDIATE
- LIMITA PROPRIETATE LOT
- LIMITA PARCELE
- LIMITA EDIFICABIL
- LINIE LEA CU ZONA DE PROTECTIE
- SPATIU SERVICII RECREATIVE P, P+1E
- SPATIU ANEXA SERVICII P
- SPATIU TERASA P
- CIRCULATII AUTO, PIETONALE, TERASE
- SPATII VERZI
- ACCES CAROSABIL/ PIETONAL

BENEFICIAR:

STEFAN MARIUS FICLEANU
str. Caramidarii Vechi, nr. 29
mun. Giurgiu, jud. Giurgiu.

PROIECTANT GENERAL:

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Mun. Giurgiu, Jud. Giurgiu.
Arh.urb. Sofian Niculescu.
Arh.urb. Tiberiu Ribigan

TITLU :

PLAN URBANISTIC DE ZONA
"CONSTRUIRE SPATIU
SERVICII RECREATIVE"
SCARA 1:500

Sos Alexandriei, nr. 152A, CF 44394
mun. Giurgiu, Jud. Giurgiu.

Plansa Nr: 6 PR NR 11/2023
MOBILARE URBANA

